

RECORDED

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Clatsop County
Board of Commissioners
Minutes

Wednesday, August 11, 2021

REGULAR MEETING: 6:00 PM

ROLL CALL

PRESENT

Commissioner Courtney Bangs
Commissioner John Toyooka
Commissioner Pam Wev
Vice Chair Lianne Thompson
Chair Mark Kujala

AGENDA APPROVAL

Chair Kujala stated a presentation on beach access would be added to the agenda.

Motion made by Commissioner Toyooka, Seconded by Vice Chair Thompson to add the presentation on beach access to the Agenda.

Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev, Vice Chair Thompson, Chair Kujala

Motion made by Vice Chair Thompson, Seconded by Commissioner Bangs to approve the Agenda as amended.

Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev, Vice Chair Thompson, Chair Kujala

Public Works Director McLean gave a PowerPoint presentation about the maintenance and accessibility of beach access points in the Arch Cape Falcon Cove area. His presentation included details of safety concerns and planned improvements. The County does not maintain the access points, but assists with emergency services at the beach. Therefore, the County is working with the Fire Marshall and State Parks to make improvements and ensure proper maintenance.

Commissioner Thompson asked what could be done to stop people from building fires above the high tide line.

Commissioner Bangs said she wanted the "cliff edge ahead" sign larger than the yellow arrows.

BUSINESS FROM THE PUBLIC

There were no comments from the public.

CONSENT CALENDAR

Motion made by Vice Chair Thompson, Seconded by Commissioner Toyooka to approve the Consent Calendar as presented.

Commissioner Wev asked how the County determined when a guardrail should be installed on a road.

Director McLean explained that Oregon Department of Transportation (ODOT)'s accident reports are used to determine areas appropriate for guardrails.

Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev, Vice Chair Thompson, Chair Kujala

1. Approve the 2021-22 Budget and Appropriation Adjustments
2. Westport Ferry Dredging & Log Vane Reconstruction – 2021 {Page 35}
3. Guardrail Installation – 2021 {Page 48}

COMMISSIONER'S LIAISON REPORTS

Commissioner Thompson reported that it would take a year to get a prototype of modular housing made of mass plywood panels. She was also working with the Association of Oregon Counties (AOC) to get a coastal housing specialist and the funding for the position.

Commissioner Bangs reported that the profits from the Fair was good after a year of being shut down. A little over \$30,000 was earned on the concerts. She attended the Oregon Department of Forestry (ODF) update. She asked a few pointed questions about the County's economic outlook and the answer defaulted back to the previous October graphs that were presented to the County several months prior to the HCP entering into the NEPA process.

Commissioner Wev had no reports.

Commissioner Toyooka reported that he met with the Executive Director of the AOC to discuss the resources the AOC provides to the County. He also met with the City Manager of Gearhart to talk about the proposed fire station. He talked with Chair Kujala and County Manager Bohn about the opportunity to coordinate with cities for an emergency operations center (EOC) and join the cities' resiliency projects with the County's resiliency.

Chair Kujala reported that an Oregon Health Authority (OHA) commissioner's meeting is on Friday. He asked Commissioner Thompson to attend since he wouldn't be unable to.

COUNTY MANAGER'S REPORT

County Manager Bohn reported that the new website would go live tomorrow, but some improvements would be ongoing. He reminded that the County's website contained a lot of state and local information about COVID. Beginning Friday, masks are mandated in indoor public spaces and Staff is working on enforcement and compliance with the mandate.

PUBLIC HEARING

4. Short-Term Rental Moratorium Ordinance 21-03 – 1st Public Hearing {Page 66}

1 Community Development Director Henrikson presented the Staff report on the short-
2 term rental moratorium ordinance. Staff recommended the Commission conduct the first
3 reading and continue the hearing to August 25, 2021.

4 Commissioner Toyooka asked if there was current data on land available for housing.

5 Director Henrikson stated the most current data was in the 2019 Housing Study, which
6 identified a surplus of buildable land available. The housing shortage is due to a lack of
7 certain price points of housing and the study states this issue was potentially created by
8 people purchasing second homes or operating short-term rentals.

9 Commissioner Thompson understood the moratorium was intended to calm
10 neighborhood issues.

11 Chair Kujala opened the public hearing and called for public comments.

12 Nancy Chase, 79089 Tide Road, Arch Cape, said she had three rental properties in the
13 County and one was a short-term rental. She supported the moratorium. Part of the
14 problem is that there are no facts to work with. The County needs a neutral party to
15 determine how many rentals there are. She was pleased with the workshop last week.
16 Staff and the Sheriff were preparing information on the complaints, but a lot of facts
17 were missing. She asked how many applications had been pending or were put on hold
18 during the moratorium. She hoped that Staff would use facts when making
19 recommendations to the Commission. However, Staff plans to have the first draft done
20 by August and she did not believe the necessary data would be available by then. She
21 asked that the Commissioners make sure they have the facts because working with real
22 numbers would calm people down.

23 Cameron Lewis, 89883 Ocean Drive, Warrenton, said he was speaking on behalf of
24 Surf Pines. He asked if the County's property taxes differentiated between short term
25 rentals and residential properties. If so, he wanted to know what the difference was. His
26 neighborhood had several short-term rentals with occupancies of more than 10 people
27 and there were a lot of problems with traffic speeds. Homeowners would be cited for
28 things that are damaging to the environment. It is difficult to identify the owners of the
29 short-term rentals. He wanted to hear from other people about how they successfully
30 inform and cite the short-term rental owners.

31 Clare Hasler, 89883 Ocean Drive, Warrenton, said she was concerned that there was a
32 lot of turnover of renters. Renters do not have a vested interest in the properties. The
33 excessive turnover provides no benefit to the community. She was also concerned
34 about safety and security. Her neighborhood's head of safety and security has been
35 called out often, and there is no additional fee included in short term rental properties for
36 dealing with that. There should be some responsibility to people who are not residents
37 and renting short-term rentals to deal with the safety and security issues.

38 Director Henrikson said she would find an answer to the question about property taxes.

39 Commissioner Toyooka asked if homeowner association (HOA) rules superseded
40 County Codes.

41 Director Henrikson stated the County cannot enforce HOA rules. The HOA must enforce
42 their own standards.

1 Chair Kujala closed the public hearing.

2 *Motion: "Move that the Board conduct the first reading of Ordinance 21-03, open the*
3 *public hearing and take testimony, and continue the matter to August 25, 2021."*

4 *Motion made by Vice Chair Thompson, Seconded by Commissioner Bangs.*

5 *Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev, Vice*
6 *Chair Thompson, Chair Kujala*

7 Director Henrikson conducted the first reading by short title only.

8 Director Henrikson added that short-term rentals do not play any role in assessed
9 values.

10 **BUSINESS AGENDA**

11 5. Consider an offer on County owned property {Page 76}

12 Sirpa Duoos, Personal Property Specialist, presented the Staff report on an offer to
13 purchase vacant land owned by the County. She asked the Commission to approve the
14 sale of the property.

15 Commissioner Thompson asked why no one else believed the property was worth as
16 much as the County believed it was.

17 Ms. Duoos said the property was in a remote area and possibly did not have any
18 infrastructure to it. The area is not supported by any sewer district and the property is
19 located within a landslide area. The buyer did a lot of research on the property prior to
20 submitting a bid. Additionally, tax foreclosed properties are not assessed for their real
21 market value.

22 *Motion: "Move that the Board adopt the resolution and order by accepting the offer in*
23 *the amount of \$4,222.00 and authorize the Chair to sign the deed."*

24 *Motion made by Vice Chair Thompson, Seconded by Commissioner Wev.*

25 *Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev, Vice*
26 *Chair Thompson, Chair Kujala*

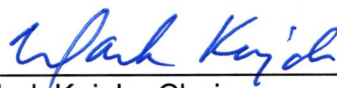
27 **GOOD OF THE ORDER**

28 There was none.

29 **ADJOURNMENT**

30 There being no further business, the meeting was adjourned at 6:47 pm.

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32 Approved by,

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36 Mark Kujala, Chair